

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
(Richmond Division)

In Re:

CIRCUIT CITY STORES, INC., *et al.*

Debtors

Case No. 08-35653-KRH

(Chapter 11)

MADISON WALDORF, LLC'S STATEMENT OF CURE  
UNDER LEASE OF NON-RESIDENTIAL PROPERTY

(Store No. 704)

Madison Waldorf, LLC, and its management agent, Madison Marquette Realty Services, (collectively, the "Landlord"), through its undersigned counsel, Mitchell B. Weitzman, Bean, Kinney & Korman, P.C., hereby file this Statement of Cure Under Lease of Non-Residential Property.

1. On November 10, 2008, Debtors filed a voluntary petition under Chapter 11 of the Bankruptcy Code.
2. Jurisdiction to consider this matter is vested in the Court pursuant to 28 U.S.C. §§ 157 and 1334. This is a core proceeding pursuant to 28 U.S.C. § 157(b). Venue is prescribed by 28 U.S.C. §§ 1408 and 1409.
3. On March 27, 1990, Debtor Circuit City Stores, Inc. ("Debtor"), and Landlord's predecessor in interest, Madison Waldorf Retail Limited Partnership, entered into a Lease Agreement,

Mitchell B. Weitzman, VSB 28434  
Counsel for Madison Waldorf, LLC  
Bean, Kinney & Korman, P.C.  
2300 Wilson Boulevard, 7th Floor  
Arlington, Virginia 22201  
Tel: (703) 525-4000; Fax: (703) 525-2207

pursuant to which Debtor occupies approximately 15,442 square feet at the Festival at Waldorf Shopping Center in Waldorf, Maryland (the "Lease").

4. The cure sum due under the Lease totals \$104,861.48 as set forth on Exhibit 1. It is noted that Debtors did pay February 2009 rent, however March 2009 rent has fallen due.

Respectfully submitted,

/s/ Mitchell B. Weitzman

Mitchell B. Weitzman

Virginia Bar No. 28434

Bean, Kinney & Korman, P.C.

2300 Wilson Boulevard, 7th Floor

Arlington, Virginia 22201

Phone: (703) 525-4000

Facsimile: (703) 525-2207

Mweitzman@beankinney.com

Counsel for Madison Waldorf, LLC

**CERTIFICATE OF SERVICE**

I hereby certify that on March 4, 2009, a copy of the foregoing Statement of Cure Under Lease of Non-Residential Property is to be served by electronic means via the Court's ECF/CM system and to the following:

Dion W. Hayes  
Douglas M. Foley  
McGuire Woods LLP  
One James Center  
901 East Cary Street  
Richmond, VA 23219

Greg M. Galardi  
Ian S. Fredericks  
Skadden, Arps, Slate, Meagher & Flom, LLP  
One Rodney Square  
PO Box 636  
Wilmington, DE 19899-0636

Chris L. Dickerson  
Skadden, Arps, Slate, Meagher & Flom, LLP  
333 West Wacker Drive  
Chicago, IL 60606

/s/ Mitchell B. Weitzman  
Mitchell B. Weitzman

Database: MMRS2A	Aged Delinquencies	Page: 1
BLDG: WAL003	Madison Marquette	Date: 2/4/2009
	The Shops at Waldorf	Time: 10:57 AM
	Period: 02/09	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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WAL003-000505	Circuit City	Master Occupant Id: 00000318-1	Day Due: 1	Delq Day:				
	Rick Nestlerak	327 Current	Last Payment:	1/6/2009	34,422.06			
	(301) 932-9100							

4/15/2008	CAY	Prior Yr CAM Reimburse	NC	-118.63	0.00	0.00	0.00	0.00	-118.63
11/1/2008	BMR	Base/Minimum Rent	CH	29,768.75	0.00	0.00	0.00	29,768.75	0.00
11/1/2008	CAM	Common Area Maintenance	CH	4,653.31	0.00	0.00	0.00	4,653.31	0.00
12/16/2008	RET	Real Estate Taxes	CH	37,871.25	0.00	0.00	37,871.25	0.00	0.00
1/5/2009	CAM	Common Area Maintenance	CR	-867.63	0.00	-867.63	0.00	0.00	0.00
2/1/2009	BMR	Base/Minimum Rent	CH	29,768.75	29,768.75	0.00	0.00	0.00	0.00
2/1/2009	CAM	Common Area Maintenance	CH	3,785.68	3,785.68	0.00	0.00	0.00	0.00

BMR	Base/Minimum Rent	59,537.50	29,768.75	0.00	0.00	29,768.75	0.00
CAM	Common Area Maintenance	7,571.36	3,785.68	-867.63	0.00	4,653.31	0.00
CAY	Prior Yr CAM Reimburse	-118.63	0.00	0.00	0.00	0.00	-118.63
RET	Real Estate Taxes	37,871.25	0.00	0.00	37,871.25	0.00	0.00

Circuit City Total:	104,861.48	33,554.43	-867.63	37,871.25	34,422.06	-118.63
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BMR	Base/Minimum Rent	59,537.50	29,768.75	0.00	0.00	29,768.75	0.00
CAM	Common Area Maintenance	7,571.36	3,785.68	-867.63	0.00	4,653.31	0.00
CAY	Prior Yr CAM Reimburse	-118.63	0.00	0.00	0.00	0.00	-118.63
RET	Real Estate Taxes	37,871.25	0.00	0.00	37,871.25	0.00	0.00

BLDG WAL003 Total:	104,861.48	33,554.43	-867.63	37,871.25	34,422.06	-118.63
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BMR	Base/Minimum Rent	59,537.50	29,768.75	0.00	0.00	29,768.75	0.00
CAM	Common Area Maintenance	7,571.36	3,785.68	-867.63	0.00	4,653.31	0.00
CAY	Prior Yr CAM Reimburse	-118.63	0.00	0.00	0.00	0.00	-118.63
RET	Real Estate Taxes	37,871.25	0.00	0.00	37,871.25	0.00	0.00

Grand Total:	104,861.48	33,554.43	-867.63	37,871.25	34,422.06	-118.63
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EXHIBIT

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